



The Shops at  
**NORTHFIELD**

NEC I-70 & I270/QUEBEC ST  
DENVER, CO



**STOCKDALE**  
CAPITAL PARTNERS



**SRS**  
Real Estate Partners



# AERIAL TRADE AREA

SITE	NAME	DWELLINGS	TYPE
1	Conservatory Green at Central Park	1,600	Single Family Homes
2	The Aster Conservatory Green	607	Apartment Units
3	Aster Conservatory Green Phase III	135	Apartment Units
4	Marlon at Central Park	129	Apartment Units
5	Aster Conservatory Green Phase II	256	Apartment Units
6	MAA Milepost 35	1,001	Apartments, Row Homes (Proposed)

The Shops at NORTHFIELD



Runway 35 North



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Downtown Denver

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Quebec Square

Runway 35 North

NEW HORIZON ACADEMY

Centerfield Campus Development  
29 Acres Office/Industrial/Retail

CREDIT UNION OF COLORADO

URBAN 413 Adventure Park

Central Park Blvd

DRURY HOTELS

Industrial / Flex  
695,000 SF

Runway 35 South

E 46th Ave

E 47th Ave

HOME 2

28,000 VPD

E Northfield Blvd 16,285 VPD

PROPOSED MULTI-FAMILY  
1,500 UNITS

FIVE GUYS  
BURGERS AND FRIES

CUBA CUBA  
RESTAURANT

WORCHOP  
TACOS

JORDAN MIXED  
SANDS

TAKKY'S  
JOES

AT&T

ANY TIME FITNESS

FREDDY'S  
STARBURSTERS

Tires LES SCHWAB

SMOOTHIE KING

QDOBA

MOD

FLOOR DECOR

2

2

1

4

3

2

5

6







# THE SHOPS AT NORTHFIELD

## PROPERTY HIGHLIGHTS

- **The Shops at Northfield is the dominant shopping district in Central Park with over 1.1 million square feet of retail and entertainment uses**
- **Consistently voted one of the nations leading redevelopment projects**
- **Centrally located on the intersections of Quebec and Central Park Boulevard & Interstate 70 with over 236,000 cars per day**
- **5.9 miles from the 256 University of Colorado Anschutz Medical campus with over 25,000 employees and is home to the University of Colorado Hospital, Childrens Hospital, VA hospital, various doctoral, nursing and pharmacy schools and one of the nations leading innovation campuses**

## REGIONAL ACCESS & AMENITIES



### **CENTRAL PARK NEIGHBORHOOD**

4,700 Acre master planned community with over 14,000 homes planned upon completion and 1,116 acres of park/green space



### **RTD LIGHT - RAIL CENTRAL PARK STATION**

Less than 1 Mile from The Shops at Northfield



### **DICK'S SPORTING GOODS PARK**

18,000 seat sports and concert venue  
2 Miles from The Shops at Northfield



### **4,900 hotel rooms within a 3-Mile radius**

3.3 MSF Industrial  
15 minute drive to downtown  
20 minute drive to DIA



# JOIN THESE RETAILERS

SUPER TARGET



Harkins  
THEATRES



OLD NAVY

ULTA  
BEAUTY

SEPHORA

H&M

P.F. CHANG'S  
CHINA BISTRO

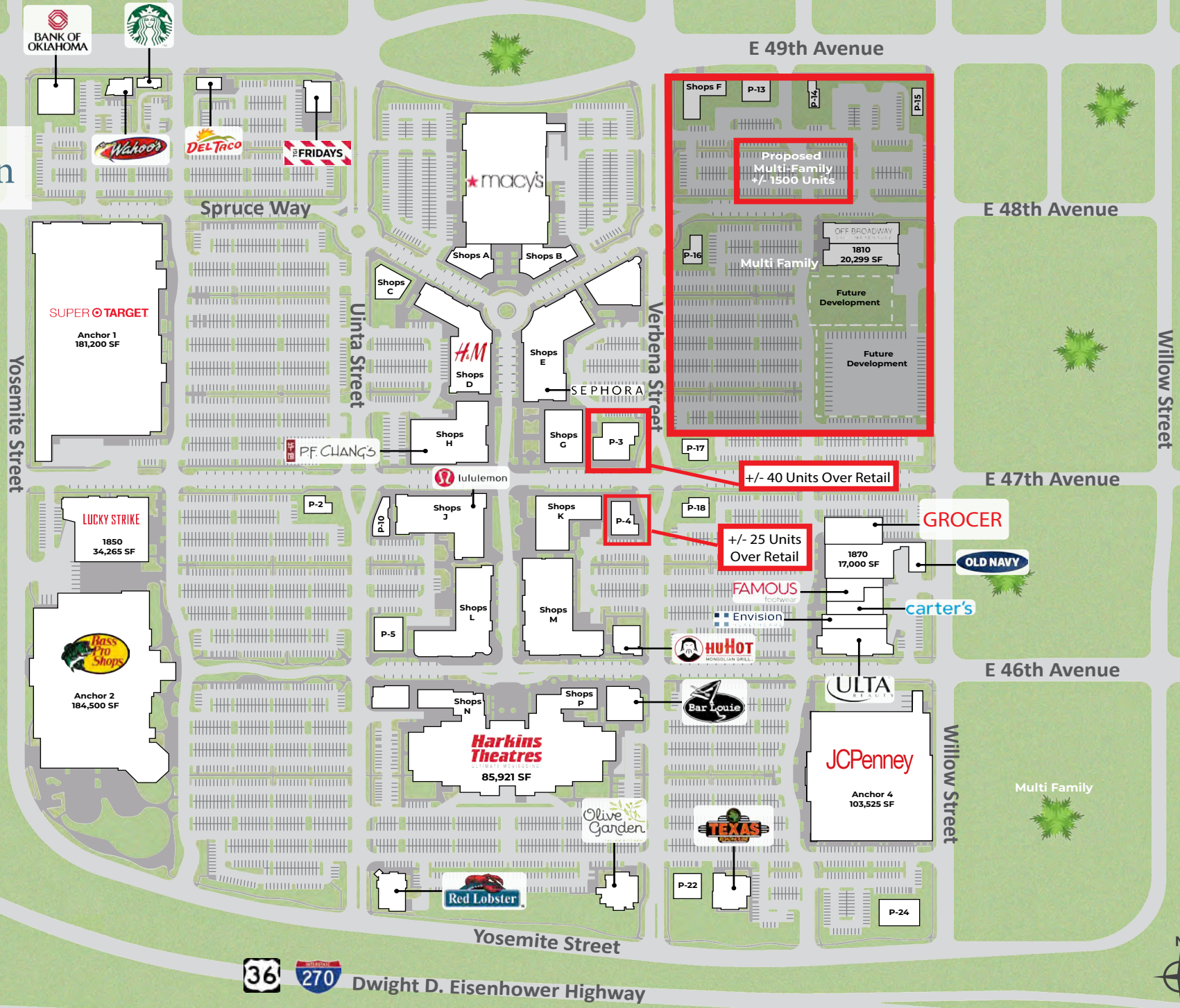
Bar Louie®  
THE ORIGINAL GASTROBAR

LUCKY STRIKE





# Overall Site Plan





# SITE PLAN

## MAIN STREET



Available Units	SF	Available Units	SF	Available Units	SF
1250	5,504 SF	1450	4,073 SF	1620	3,270 SF
1290	1,659 SF	1485	5,053 SF	1660	3,749 SF
1350	3,153 SF	1510	2,300 SF	1740	1,459 SF
1405	2,204 SF	1520	981 SF	1750	1,296 SF
1415	4,058 SF	1570	976 SF		
1430	1,133 SF				





# REDEVELOPMENT





# DEMOGRAPHICS

## DENVER

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2023 Population	6,336	101,525	306,142
2028 Projected Population	7,196	104,137	316,964
Projected Annual Growth Rate 2023 to 2028	2.58%	0.51%	0.70%
<b>DAYTIME POPULATION</b>			
2023 Daytime Population	13,377	130,192	340,158
Workers	11,141	81,117	196,625
Residents	2,236	49,075	143,533
<b>INCOME</b>			
2023 Est. Average Household Income	\$226,763	\$136,288	\$121,830
2023 Est. Median Household Income	\$179,392	\$94,156	\$81,184
<b>HOUSEHOLDS &amp; GROWTH</b>			
2023 Estimated Households	2,272	35,398	115,444
2028 Estimated Households	2,582	36,543	120,532
Projected Annual Growth Rate 2023 to 2028	2.59%	0.64%	0.87%
<b>RACE &amp; ETHNICITY</b>			
2023 Est. White	67.3%	49.0%	47.8%
2023 Est. Black or African American	7.1%	14%	13.2%
2023 Est. Asian or Pacific Islander	8.4%	4.8%	4.2%
2023 Est. American Indian or Native Alaskan	0.9%	1.4%	1.6%
2023 Est. Hispanic	14.2%	33.7%	37.5%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights

SOURCES



esri



Placer.ai





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